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City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

354118

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Project: **PW-014-923**

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): **HELEN C. HAYS**

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside, California, hereby declares that on **June 3, 1993**, a waiver of parcel map for lot line adjustments was granted to the above-referenced property owner(s) to create the parcels of real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California, which parcels as described in said Exhibit "A" thereby created comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

PLANNING COMMISSION OF THE
CITY OF RIVERSIDESTEPHEN J. WHYLD
PLANNING DIRECTOR

Dated: August 30, 1993

By J. Craig Aaron
J. CRAIG AARON
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ssOn August 30, 1993, before me Margaret I. Archambault
(date) (name)

a Notary Public in and for said State, personally appeared

J. Craig Aaron

Name(s) of Signer(s)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Margaret I. Archambault
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
() Corporate Officer(s)

Title _____

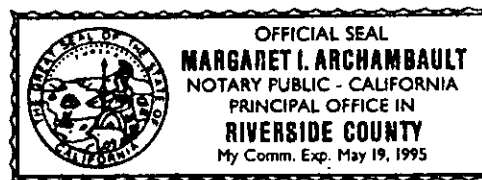
Title _____

- () Guardian/Conservator
(XX) Individual(s)
() Trustee(s)
() Other

- () Partner(s)
() General
() Limited

The party(ies) executing this
document is/are representing:

0030U-13.MAS



April 21, 1993

Project No. 9312973

EXHIBIT "A"**CERTIFICATE OF COMPLIANCE
Helen C. Hays****Parcel 1**

That portion of Lot "B" of Victoria Heights, as shown by map on file in Book 4 of Maps at Page 92 thereof, Records of Riverside County, California, described as follows:

COMMENCING at the Northwest corner of said Lot "B," also being the Northwest corner of Parcel 2 of Parcel Map on file in Book 9 of Parcel Maps at Page 37 thereof, Records of Riverside County, California;

Thence S.88°39'50"E., along the North line of said Lot "B," also being the North line of said Parcel 2, a distance of 101.59 feet to the Northeast corner of said Parcel 2, also being the Northwest corner of Parcel 1 of Certificate of Compliance recorded December 2, 1986 as Instrument No. 305785, Official Records of Riverside County, California, said corner being the point of beginning of the parcel of land to be described;

The following six (6) courses are along the Westerly and Southerly lines of said Parcel 1;

Thence S.06°41'43"W., along the East line of said Parcel 2, a distance of 172.22 feet;

Thence N.89°02'45"E., a distance of 28.83 feet;

Thence N.49°02'45"E., a distance of 73.37 feet;

Thence S.83°25'40"E., a distance of 51.46 feet;

Thence S.13°28'40"E., a distance of 211.48 feet to the Northwesterly line of that certain parcel of land conveyed to the City of Riverside by deed recorded November 26, 1986 as Instrument No. 302613, Official Records of Riverside County, California;

Thence Northeasterly along said Northwesterly line on a non-tangent curve concave Southeasterly, having a radius of 138.30 feet, through an angle of $25^{\circ}58'36''$, an arc length of 62.70 feet (the initial radial line bears $N.39^{\circ}07'06''W.$) to the Southwest corner of Parcel 1 of Record of Survey on file in Book 28, Page 2 of Records of Survey, Records of Riverside County, California, also being the Northwest corner of that certain parcel of land conveyed to the City of Riverside by deed recorded March 21, 1958, in Book 2241, at Page 487 thereof, Official Records of Riverside County, California;

Thence $N.01^{\circ}32'40''W.$, a distance of 301.80 feet to a point on said North line of Lot "B," also being the North line of said Parcel 1 of Certificate of Compliance, being distant $S.88^{\circ}39'50''E.$, a distance of 212.31 feet from said Northeast corner of Parcel 2;

Thence $N.88^{\circ}39'50''W.$ along said North line of Lot "B" and Parcel 1, a distance of 212.31 feet to the point of beginning.

The above described parcel of land contains 1.03 acres, more or less.

Parcel 2

That portion of Lot "B" of Victoria Heights, as shown by map on file in Book 4 of Maps at Page 92 thereof, Records of Riverside County, California, described as follows:

COMMENCING at the Northwest corner of Parcel 1 of Certificate of Compliance recorded December 2, 1986 as Instrument No. 305785, Official Records of Riverside County, California, also being the Northeast corner of Parcel 2 of Parcel Map on file in Book 9 of Parcel Maps at Page 37 thereof, Records of Riverside County, California;

Thence $S.88^{\circ}39'50''E.$ along the North line of said Lot "B" and Parcel 1, a distance of 212.31 feet to the point of beginning of the parcel of land to be described;

Thence $S.01^{\circ}32'40''E.$, a distance of 301.80 feet to the Southwest corner of Parcel 1 of Record of Survey, on file in Book 28, Page 2 of Records of Survey, Records of Riverside County,

California, also being the Northwest corner of that certain parcel of land conveyed to the City of Riverside By deed recorded March 21, 1958 in Book 2241 at Page 487 thereof, Official Records of Riverside County, California;

The following four (4) courses are along the Southerly line of said Parcel 1 of Record of Survey, the Southerly line of Parcel 1 of Certificate of Compliance, and the Northerly line of said parcel conveyed to the City of Riverside;

Thence Easterly on a non-tangent curve concave Southerly, having a radius of 138.30 feet, through an angle of $02^{\circ}02'40''$, an arc length of 4.93 feet (the initial radial line bears $N.13^{\circ}08'30''W.$);

Thence $N.78^{\circ}54'10''E.$, a distance of 2.62 feet;

Thence Easterly on a curve concave Southerly, having a radius of 282.04 feet, through an angle of $24^{\circ}10'00''$, an arc length of 118.96 feet;

Thence South $76^{\circ}55'50''E.$, a distance of 75.86 feet to the Southeast corner of said Parcel 1 of Record of Survey, the Southeast corner of said Parcel 1 of Certificate of Compliance and Northeast corner of said parcel conveyed to the City of Riverside, said corner also being the Southwest corner of Parcel 1 of Record of Survey on file in Book 33, Page 17 of Records of Survey, Records of Riverside County, California, and the Northwest corner of that certain parcel of land conveyed to the City of Riverside by deed recorded January 20, 1961 as Instrument No. 5428, Official Records of Riverside County, California;

The following five (5) courses are along the Southerly line of said Parcel 1 of last mentioned Record of Survey and Northerly line of said last mentioned parcel conveyed to the City of Riverside;

Thence continuing $S.76^{\circ}55'50''E.$, a distance of 4.94 feet;

Thence Easterly on a curve concave Southerly, having a radius of 249.73 feet, through an angle of $26^{\circ}20'00''$, an arc length of 114.78 feet;

Thence $N.76^{\circ}44'10''E.$, a distance of 2.56 feet;

Thence Easterly on a curve concave Southerly, having a radius of 138.30 feet, through an angle of $15^{\circ}37'00''$, an arc length of 37.70 feet;

Thence $S.87^{\circ}38'50''E.$, a distance of 33.75 feet to the Southeast corner of said Parcel 1, also being the Northeast corner of said parcel conveyed to the City of Riverside;

CERTIFICATE OF COMPLIANCE

Helen C. Hays

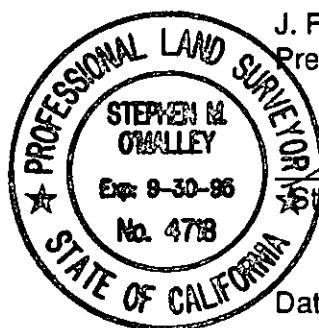
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Thence N.02°16'10"E., along the East line of said Parcel 1, a distance of 308.12 feet to the Northeast corner of said Parcel 1, also being on said North line of Lot "B";

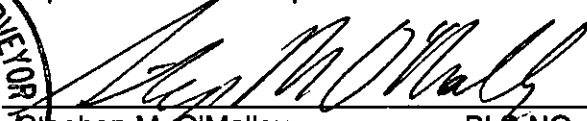
Thence N.88°39'50"W., along the North line of said Parcel 1 and Lot "B" a distance of 412.00 feet to the point of beginning.

The above described parcel of land contains 2.83 acres, more or less.



J. F. DAVIDSON ASSOCIATES, INC.

Prepared under the supervision of:


Stephen M. O'Malley PLS NO. 4718

Date: 4/21/93

RLS/yb
leg:leg/gu8

DESCRIPTION APPROVAL 8/30/93
George P. Hutchinson by WF
SURVEYOR, CITY OF RIVERSIDE